

## FREEHOLD FOR SALE FORMER CONSERVATIVE CLUB 499.42 Sq M (5,376 Sq Ft)



**4-6 DERBY ROAD  
ENFIELD EN3 4AN**

See important notice overleaf

**020 8367 5511**

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## 4-6 DERBY ROAD ENFIELD EN3 4AN

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### DESCRIPTION & SITUATION

The accommodation comprises of former Conservative Club with bar/lounge area, kitchen, wc and storage on the ground floor and three inter-communicating rooms on the first floor with a further snooker/meeting room on the second floor. The property requires extensive modernisation and refurbishment work to bring it up to a modern day condition. The property benefits from off street parking to the front for approximately 6 vehicles.

Situated on Derby Road close to the junction of High Street Ponders End (the A1010) the Great Cambridge road (A10) is approximately half a mile to the west providing access to the North Circular Road (A406) in the south and the M25 junction 25 to the north. Southbury Road Railway Station which provides services to London Liverpool Street is approximately a quarter of a mile to the north and Ponders End Railway Station via Tottenham Hale is approximately three quarters of a mile to the east.

### FEATURES

- IDEAL FOR RELIGIOUS ORGANISATIONS/COMMUNITY GROUPS
- DAY CENTRE/DAY NURSERIES & OTHER USER THAT FALLS INTO D1/D2 SUBJECT TO RELEVANT PLANNING PERMISSION
- OFF STREET PARKING FOR APPROXIMATELY 6 VEHICLES

### FLOOR AREAS

All dimensions and areas are approximate only  
(Limited access and light)

Ground floor	339.06 sq m	3,650 sq ft
First floor	82.06 sq m	883 sq ft
Second floor	78.30 sq m	843 sq ft
<b>Total Gross Internal Area</b>	<b>499.42 sq m</b>	<b>5,376 sq ft</b>

### TERMS

FREEHOLD

### PRICE

On Application  
Plus VAT if applicable

### RATES

From verbal enquiry with London Borough of Enfield.  
Rateable value £19,000  
Rates payable 2009/2010 £9,215

### LEGAL COSTS

Each party to bear their own legal costs.

### VIEWING

Contact  
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Ref: 011701

### Important Notice

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